Document #4634

4A

MEMORANDUM JULY 25, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: GOVERNMENT CENTER PROJECT, MASS. R-35
PARCEL 7-1

On August 31, 1983, the Authority tentatively designated Congress 7 Associates to redevelop disposition Parcel 7-1 in the Government Center Urban Renewal Area. That designation approved the designee's proposal to build a hotel, office building and parking garage complex. On May 30, 1984, the Authority entered into an Agreement with Congress 7 Limited Partnership (formerly known as Congress 7 Associates) pursuant to which the redeveloper agreed to pursue the redevelopment project for which such designation had been made, and which Agreement more fully set forth certain design review procedures and design and program limitations for the proposed redevelopment. On July 12, 1984, the Authority granted schematic design approval of the proposed development and clarified certain requirements for additional design submissions.

In the interval since the agreements above described made in 1984, Congress 7 Limited Partnership and its Architect, Cambridge Seven Associates, Inc., have worked with the staff of the Authority and the independent design review team of the Boston Society of Architects to further refine and develop a design for this project which successfully resolves competing concerns for urban planning and the economic feasibility of the project. That process has been open and cooperative but has not, prior to this date, resulted in a design and program acceptable both to the staff of the Authority and to Congress 7 Limited Partnership.

David Nassif, the General Partner of Congress 7 Limited Partnership, has contacted the Authority with a request which he and the staff believe will lead to a resolution of the impasse which has existed in resolving the conflict between design and program. Mr. Nassif has requested approval by the Authority of the admission of Richard H. Rubin of Potomac, Maryland, as an additional partner of Congress 7 Limited Partnership having the powers of a managing general Partner. Mr. Rubin has already dedicated substantial time and effort to an analysis of the

feasibility of the proposed hotel, office and parking program for Parcel 7-1 in a smaller scale development. Mr. Rubin's willingness to take the economic risk of proceeding with a lesser program with the hotel portion of this development will enable a resolution of the design impasse which has continued for some time for Parcel 7-1.

In connection with this request to the Authority to approve the admission of Richard H. Rubin to Congress 7 Limited Partnership to become a co-general partner with David Nassif, the development team has submitted a revised preliminary schematic design for this parcel. The revised design retains all of the positive aspects of the prior design approved by the Authority, including the protection of the Haymarket, the preservation of a visual easement for the Old North Church, and the direction of vehicular traffic through a thru-block connection between Congress Street and Blackstone Street. However, the new design reduces the height of the hotel portion of this project from a height of 360 feet to a height of 213 feet, complying with the height limitations originally imposed for Parcel 7 in the Government Center Urban Renewal Plan; reduces the number of guest room in the hotel from approximately 480 to approximately 360; and increases the number of parking spaces from 218 spaces to 270 spaces, thereby substantially increasing the supply of parking for this project. Approval of the request to admit Mr. Rubin as additional general partner enables the redeveloper to continue to pursue development of the design with these favorable characteristics.

Accordingly, votes are submitted for your consideration approving the admission of Richard H. Rubin to Congress 7 Limited Partnership and approving the revised preliminary schematic design for this project.

VOTED: That the Authority hereby approves the admission of Richard H. Rubin of Potomac, Maryland, as an additional General Partner in Congress 7 Limited Partnership, the tentatively designated redeveloper of Parcel 7-1 in the Government Center Urban Renewal Area, to serve as co-general partner with David E. Nassif and to exercise the powers of a managing general partner in such limited partnership.

VOTED: That the Authority hereby approves the preliminary revised schematic design for the redevelopment of Parcel 7-1 in the Government Center Urban Renewal Area, being the design shown in plans prepared by Cambridge Seven Associates, Inc., dated June 12, 1985, a list of which is filed with the records of this meeting.

VOTED: That the Director be and hereby is authorized to execute and deliver on behalf of the Authority an Agreement with Congress 7 Limited Partnership incorporating and confirming the provisions of agreements made between the Authority and the said Congress 7 Limited Partnership dated May 30, 1984, and July 12, 1984, with such changes therein as the Director shall deem necessary or appropriate to reflect (i) the preliminary revised schematic design for said project as approved by the Authority this date and (ii) a schedule for submission and approval of further design materials and evidence of financing, and for acquisition of said Parcel 7-1, as the Director shall deem appropriate in light of the necessary environmental, zoning, and other permitting submissions and approvals which must be made and obtained in order to commence construction of such project.